



## **DRAFT Housing Policy**

January 28, 2008

The overall goals of the Housing Policy are to improve City neighborhoods, stabilize and enhance the tax base, create healthy real estate markets, and provide a broad array of housing options that address the needs of diverse households. To accomplish this, the following shall be included in the policy:

- 1) The City shall promote rehabilitation, redevelopment and new construction of housing through:
  - A. The ongoing maintenance, rehabilitation and/or historic preservation of the well built, and diverse housing stock, which offer a variety of different products than are available throughout much of the region.
  - B. The redevelopment of both residential, non-residential and mixed use structures in selected areas that can address market demand for housing types that are currently underrepresented in the inventory of existing housing and/or provide for the preservation of historic structures.
  - C. The development of new housing in areas where opportunity presents itself or where sufficient land has been assembled to allow for the creation of a large development parcel and/or the development of new housing types that match market demand. Such efforts will include an emphasis on capitalizing on such unique assets as Lake Ontario, Genesee River and the Erie Canal, significant historical, architectural and landscape features, as well as economic and cultural institutions.
  - D. The assembly of appropriate vacant land through careful management of the inventory of foreclosed properties, demolition of obsolete portions of the existing housing stock to reduce vacancy, and the strategic acquisition of land through other avenues to enable such new construction opportunities cited above and to create open space assets from vacant land.
  - E. Promotion of the development of new public and private financial products that support rehabilitation, redevelopment and new construction.
  - F. Encouragement of environmentally friendly construction and redevelopment methods.
  - G. Encouragement of housing development that will support neighborhood commercial corridors.

- 2) The City shall promote home ownership through:
  - A. Helping existing homeowners retain their homes through the use of a variety of tools such as programs to prevent foreclosure and predatory lending.
  - B. Helping to create new homeowners by using marketing, counseling and training pre-and post-purchase programs, encouraging the development of quality financial products, and the development of housing types to create an inventory of housing options to match market demand.
- 3) The City shall promote housing choice through:
  - A. Support for Fair Housing programs that offer housing opportunities to members of protected classes, low- and moderate-income households, people with disabilities, and a full range of age groups.
  - B. Working toward the de-concentration of poverty in City neighborhoods through efforts that attract more middle- and upper-income households and that expand housing choices for lower-income households. Such efforts will include ongoing work with other jurisdictions to move toward ensuring that a fair share of opportunities for households with restricted housing choices are available throughout the region.
  - C. Development of housing that meets the needs of populations requiring supportive services with a priority on the creation of permanent housing solutions with on-site supportive services and encouragement of fair share of such housing outside the City.
- 4) The City shall support the implementation of neighborhood and asset-based planning through:
  - A. Promoting the most cost effective use of federal and state grants in order to make more decisive and dramatic improvements in selected neighborhoods, as measured by increase in assessed valuations, reduction in code violations, decreased mobility, and improved housing market vitality.
  - B. Ensuring that citizen-based planning is at the core of the efforts through neighborhood involvement and asset based planning to establish a neighborhood vision and plan, advise the City, and provide feedback on development projects.
  - C. Providing data-based research to drive decisions on public investments.
  - D. Using market-based strategies as basis for all planning efforts.
- 5) The City shall support efforts to strengthen the rental market through:
  - A. Support to owners of rental property to help ensure that they can be successful business owners while being accountable for providing quality management and maintaining housing quality standards.
  - B. Coordination of tenant services that will provide incentives that reduce unwanted mobility and encourage longer-term and responsible tenancies.